WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/13 16:25 3 pgs
Fees:18.00 Taxes:18.50
20130822-0088882

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$5,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 21st day of Aug, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Gray	SAME	066-00-0-094.00 and 066-00-0-094.00
8242 River Road Pike		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Gray, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

M&P 066-00-0-094.00:
Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 7 of the Lela Mai Gross Subdivision, unrecorded according to a survey of Bruce Rainey & Associates dated 5/30/90.

Beginning at an iron pin on the southerly margin of River Road said pin being located approximately 1,203' west of the Southwest corner of the intersection of River Road and Cub Creek Road; thence leaving said margin of road S47 degrees 06' 21" W, 1,761.96' to an iron pin in the fence line said pin being in the easterly property line of the George McClendon property of record in Book 4628, Page 852, Register's Office for Davidson County, Tennessee; thence with the line of McClendon N12 degrees 52' 12" E 179.81' to an iron pin; thence N11 degrees 43' 30" E 151.72' to an iron pin; thence leaving the fence line and the line of McClendon N47 degrees 06' 21" E 1,468.02' to an iron pin in the southerly margin of River Road; thence with said margin S50 degrees 14' 12" E 167.18' to an iron pin; thence S43 degrees 27' 13" E 23.20' to the point of the beginning, containing 7.01 acres more or less.

Being the same property conveyed to Robert C. Sismore and wife, Norma M. Sisemore from Don C. Potts and wife, Vickie B. Potts by Warranty Deed on April 24, 1992, of record in Book 8610, Page 642, Register's Office for Davidson County, Tennessee. Robert C. Sisemore having died on March 12, 2012, leaving property to Norma M. Sismore by right of survivorship. Further conveyed to Robert Jeremy Sisemore, as Trustee of the Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012 from Norma M. Sisemore by QuitClaim Deed on December 19, 2012, of record in Instrument Number 20121226-0118919, Register's Office for Davidson County, Tennessee.

M&P 066-00-0-095.00:
Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 6 of the Lela Mai Gross Subdivision, unrecorded according to a survey of Bruce Rainey & Associates dated 5/30/90.

Beginning at an iron pin on the southerly margin of River Road said pin being located approximately 1,013' west of the Southwest corner of the intersection of Cub Creek Road and River Road; thence leaving said margin of road S47 degrees 06'21"W 925.42' to an iron pin; thence S45 degrees 59'35"W 1,164.34' to an iron pin in the fence line, said pin being located in the line of the Wright Properties, Inv. of record in Book 5356, page 897, Register's Office for Davidson County, Tennessee; thence with the line of Wright Properties and the fence line N11 degrees 21'38"E 78.00' to a 4 inch Sassafrass tree in the fence line, said tree being the southeast corner of the George McLendon property of record in Book 4628, page 852, Register's Office for Davidson County, Tennessee; thence with the line of McLendon N13 degrees 40'13"E 146.22' to an iron pin; thence N12 degrees 52'12"E 169.71' tp an iron pin; thence leaving the fence line and the line of McClendon N47 degrees 06'21"E 1,761.96" to an iron pin on the southerly margin of River Road; thence S43 degrees 27'13"E 199.01' to the point of the beginning containing 9.02 acres more or less.

Being the same property conveyed to Robert C. Sismore and wife, Norma M. Sisemore by deed from Malba Ann Sadler, Willa Dean Sircy, Ada Pauline Oldham, Billy G. Oldham, Sammy W. Oldham, Tony H. Oldham and Brenda O. Jones on June 19, 1990, of record in Book 8139, Page 6, Register's Office for Davidson County, Tennessee. Robert C. Sisemore having died on March 12, 2012, leaving property to Norma M.

Sismore by right of survivorship. Further conveyed to Robert Jeremy Sisemore, as Trustee of the Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012 from Norma M. Sisemore by QuitClaim Deed on December 19, 2012, of record in Instrument Number 20121226-0118920, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED HEREIN IS THE FOLLOWING:

Land in the 23rd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, surveyor # 823 dated April 26, 2001 and known as Job No. 010069 as follows:

BEGINNING at an iron pin on the southerly margin of River Road, said point of beginning being located approximately 1013' west of the southwest corner of the intersection of Cub Creek Road and River Road; thence S 47° 09' 04" W 926.50' to an existing iron pin; thnece S 45° 57' 22" W 169.50' to an iron pin set; thence severing the original 9.02 acre tract N 43° 53' 18" W 202.22' to an iron pin set in the original northwesterly line of the said 9.02 acre tract; thence N 47° 10' 17" E 1096.87' to an existing iron pin on the margin of the said River Road; thence with the said margin S 43° 38' 48" E 198.28' to the point of beginning, containing 5.00 acres more or less

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Application for Greenbelt Assessment of record in Book 11303, Page 896, and Instrument Numbers 20130530-0054141 and 20130530-0054142, Register's Office for said County. (New buyer must reapply for greenbelt within 1 year or rollback tax will become due - assessor could not give an estimated amount.
- Subject to all easement rights of way, streets, roads or railways affecting the land not shown in the public records which would be disclosed by an accurate survey or inspection of the land; Subject to any rights, interest or claim of parties in possession of the land not shown by the public records.
- Subject to any encroachments, overlaps, overhangs, violated restrictions, setback line violations, boundary line dispute variations in area, party walls, easements and other matters.

This is improved property known as: **0 River Road Pike, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this August 21, 2013.

The Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012

By Robert Jeremy Sisemore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Jeremy Sisemore as Trustee of The Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 21, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
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